



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: January 18, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Dorbert A. Thomas, Clerk
Patricia M. Banks
Kenneth F. Polito

Absent: Robert P. Jacques, Vice-Chairman

Also Present: Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission noted that Minutes from the December 21st meeting are still being worked on.

2. Signed bills – no bills

3. Meetings and Hearings – 7:05 P.M.

Mr. Ostrosky announced at the beginning of the hearings that the following projects have asked for continuances. *The Commission voted to allow these continuances to the regular scheduled meeting on February 22, 2005, at 7:05 P.M.:*

- 1) Sage Investors, Inc., for 360 Hartford Turnpike
- 2) AvalonBay Communities, Inc., for 870-890 Hartford Turnpike
- 3) Fragile, LLC, for 226 Cherry Street

285-1248 Continued – Public Hearing regarding the Notice of Intent filed by Sage Investors, Inc. for the construction of a commercial building and parking lot at 360 Hartford Turnpike

Mr. Ostrosky continued the hearing to February 22, 2005, at 7:05 P.M.

285-1311 Continued – Public Hearing regarding the Notice of Intent filed by AvalonBay Communities, Inc. for the construction of a 264-unit rental apartment community with associated grading, drainage, parking, access road and other appurtenances at 870-890 Hartford Turnpike

Mr. Ostrosky continued the hearing to February 22, 2005, at 7:05 P.M.

285-1308 Continued – Public Hearing regarding the Notice of Intent filed by Donald Ricker & Alfred St. Onge for the construction of a single family home at 550 South Street

Attending the meeting was John Grenier, from J.M. Grenier Associates. Mr. Grenier said a site walk was done with the Commission and Mr. Stone. Mr. Grenier said the following issues had been addressed:

- 1) An area of the flagging was modified and is shown on the plan. He stated 1452 square feet will be replicated and that this is greater than 1:1 ratio of replication;
- 2) Increased the distance between the proposed house and the wetland boundry, which is now proposed at 14 feet;
- 3) Incorporated a retaining wall, to help bring the grade up so there wouldn't be a problem with water in the cellar.

Mrs. Thomas and Mrs. Banks expressed concern for the size of the house on the lot, the distance to the wetland of 14 feet, and the amount of wetland area on the property.

Terry Cassanelli, 540 South Street, expressed concern for location of the house to hers. She said there has been a lot of water problems over the past 37 years that she's lived in the area, and expressed concern for the homeowner of this proposed house having a lot of water problems.

Mr. Ostrosky officially closed the hearing.

285-1317 Continued – Public Hearing regarding the Notice of Intent filed by Brendon Properties Three Realty Trust for the construction of a 45 duplex building condominium development titled, "Adams Farm" at portions of 35, 58-80, 90, and 100 Cherry Street; 38 & 58 Gold Street; and 75 Memorial Drive

Attending the hearing were Kevin Giblin – the developer from Brendon Properties, and James Tetreault – the engineer from Thompson and Liston Associates, Inc.

Mr. Tetreault listed the following revisions:

- 1) Regarding the position of Building #16 and trying to move it out of riverfront area, he said Mr. Giblin went back to John Collins, the owner of the property next to this project, and there was a negotiation made to move the building out of the riverfront area.
- 2) He said Mr. Stone also commented that the Commission might also want Building #6 moved. He said they were able to move this building also.
- 3) There will be a provision to limit the amount of buildings built in this project.
- 4) They have put a single point of access off of pavement.
- 5) There is a provision that binder course of pavement be installed before construction.
- 6) There is rewording for erosion protection.
- 7) There is additional wording for dry wall installation.
- 8) There is provision that there will be inspection of erosion control measures (Sheet D-4).
- 9) On Sheet D-5, there is a street sweeping provision.
- 10) On Sheet PH1, regarding the binder being in place in front of buildings, he commented that the builder would like some flexibility to get model units up first, for marketing purposes. Mr. Giblin said they would put the binder down when doing the pavement before other buildings are started, but just would like the flexibility to get the model units built.

Mrs. Thomas asked the slope of land where the model units will be constructed. Mr. Tetreault said the units are out of wetland area, and will have erosion control swales, but there are some 1:1 areas.

Mrs. Thomas and Mrs. Banks both commented that they were very satisfied with the movement of the buildings.

Mr. Ostrosky officially closed the hearing.

285-1316 Continued – Public Hearing regarding the Notice of Intent filed by M.R. Real Estate, Inc. for the construction of a single family dwelling with associated grading within a flood area at 46 Everett Avenue

Attending the hearing was Joanne Teachout – an Engineer from HST Group. Mrs. Teachout said the following changes will be done:

- 1) Will put a stockade fence at 400 foot contour line.
- 2) Will mark the wetland area.

Mrs. Teachout said the closest point to wetland area is 17 feet which is really the edge of the flood zone. Mr. Stone asked for additional monuments and asked for further extension of the stockade fence. Mrs. Teachout said this was okay.

Mr. Ostrosky officially closed the hearing.

285-1318 Public Hearing regarding the Notice of Intent filed by Fragile, LLC for the construction of a 20,000 square foot warehouse/office building at 226 Cherry Street

Mr. Ostrosky continued the hearing to February 22, 2005, at 7:05 P.M.

285-1321 Public Hearing regarding the Abbreviated Notice of Resource Area Delineation filed by O.V.P. Management, Inc. for property at 180-228 Hartford Pike

Attending the hearing was Katie Bednaz - an engineer from BSC Group. She said this property is the former Edgemere Drive-In site.

She said there was a discrepancy in one area of the flagging. She commented that it seems to be a wetter environment than previously, and it looks like there had been some disturbance there. She reviewed the flagging and other resource areas on the site.

Mr. Stone said he reviewed the plan and flagging and agrees with what's on the plan.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Jason Belanger for the construction of a single family home at 3 Crimson Drive**

Attending the hearing was Jason Belanger – the property owner, and Scott Morrison – the environmental engineer from EcoTech.

Mr. Belanger said the property is being divided to build an additional new house for parents. He said the proposed house is away from the wetland area (about 70-80 feet). He commented that some trees will be cut, and said that this work is not within the wetland area.

Mr. Morrison said he will fax a detail sheet of the haybale line to Mr. Stone.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Pratima Armin for the construction of a sanitary sewer main at Route 20 and 845 Hartford Pike**

Attending the hearing was James Tetreault, from Thompson and Liston Associates, Inc. Mr. Tetreault said this filing is for a sanitary sewer main to extend the sewer main westward between Innovations and Rainbow Motel. He noted that the property is located across from the proposed Avalon Bay site. He said they have been to the Sewer Commissioners.

Mr. Tetreault commented that when he was preparing the Notice of Intent, he was preparing it with the thought that the stream is perennial. He stated that this filing was brought on by a failed Title V, and said they proposed to intercept the septic system and bring it to the sewer line.

Mr. Tetreault said they are proposing to put the erosion control barrier at the limit of work.

Mr. Ostrosky officially closed the hearing, and asked Mr. Tetreault to submit a plan acknowledging the perennial stream to Mr. Stone. Mr. Tetreault said he will do this.

285-** Public Hearing regarding the Notice of Intent filed by Cutler Brown Development Co., LLP for the construction of a subdivision roadway and utilities at the Grand View Subdivision, 96 High Street**

Attending the hearing was Attorney David Brown – the developer, and Desheng Wang – the wetland biologist.

Attorney Brown gave some history of the project, stating that initially when doing the wetland flagging it was determined that there were no wetland issues, but when they were doing the test pits for the Planning Board, he noted wetland plantings. Attorney Brown said he called Dr. Wang back in to do another flagging.

Attorney Brown explained the water flow. Mr. Polito asked how the site would be stabilized during construction. Attorney Brown said the Planning Board is asking for a phasing plan to help control this. He said sidewalks, berms, and roads would be built before the house lots are built. Mr. Polito expressed concern about the development of the property and controlling run-off of sediment and erosion control.

Mr. Stone said he will be walking the site with Attorney Brown, and asked about the Stormwater Management plan. Dr. Wang explained the Stormwater Management and recharge.

Mr. Ostrosky officially continued the hearing to February 22, 2005.

285-1319 Public Hearing regarding the Notice of Intent filed by Webster 5 Cent Savings Bank for the construction of a single story bank and parking facility at 261 Grafton Street

Attending the hearing was Carl Hultgren – an engineer from Quinn Engineering.

Mr. Hultgren said they are proposing to put a Webster Five Cent Savings Bank in the residential home at the Golden Pizza property. He commented that the wall and grading will be within the buffer work area, and there is no riverfront disruption, and noted that this is a redevelopment of the site, not new construction.

Mr. Hultgren said they have been to the Zoning Board of Appeals because the area is zoned residential and they were granted a variance to do the bank. He said they will be leasing from Golden's Pizza.

Mr. Stone asked for recharge amounts. Mr. Hultgren said he will submit these.

Mr. Ostrosky officially closed the hearing.

285-1320 Public Hearing regarding the Notice of Intent filed by Richard Record for the construction of a replicated wetlands at 499 Lake Street

Attending the hearing were Richard Record - the builder, and Carl Hultgren – an engineer from Quinn Engineering.

Mr. Hultgren said as the site got developed, there was unintentional filling of some wetland area. He said 495 square feet got filled, and they are proposing 550 square feet of replication. He said they are proposing to take the fill out and also replicate an area.

Mr. Hultgren asked for some time to look at and demonstrate that the stream on the property is intermittent.

Mr. Stone commented that the Commission may need to issue an Enforcement Order to get the replication done.

Mr. Ostrosky continued the hearing to February 22, 2005, at 7:00 P.M., to look at the status of the stream.

4. New Business

a. Discussed/Signed Orders of Conditions and Requests for Determination of Applicability

285-1248 360 Hartford Turnpike – Continued

285-1311 870-890 Hartford Turnpike – Continued

285-1308 550 South Street – unanimously voted to deny because:

- 1. the close proximity to the wetland area of the developable portion of the property;**
- 2.**

285-1317 Adams Farm – conditionally approved – Mr. Polito abstained from the vote

**285-1316 36 Everett Avenue – conditionally approved –
Mr. Polito abstained from the vote**

285-1318 226 Cherry Street – Continued

285-1321 180-228 Hartford Pike – conditionally approved

285-** 3 Crimson Drive – conditionally approved**

285-** Route 20 and 845 Hartford Pike – conditionally approved**

285-** Grand View, 96 High Street – Continued**

285-1319 261 Grafton Street – conditionally approved

285-1320 499 Lake Street – Continued

5. Old Business

a. Discussed/Signed Certificates of Compliance – There were none.

6. Correspondence

7. Miscellaneous

- a.) Mr. Ostrosky noted that the Conservation Commission's next regularly scheduled meeting has been moved from February 15, 2005 to February 22, 2005, because of a Special Town Meeting.
- b.) Mr. Stone noted to the Commission that the Town will be working to update the Open Space plan and will again be working with Central Mass. Regional Planning Commission (CMRPC). He said there may be a committee formed in Town from different Boards, and asked the Commission to think about if they would be interested in being a member to represent the Conservation Commission.

The meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Annette W. Rebovich